

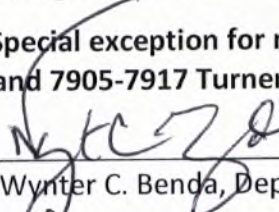


To the Honorable Council  
City of Norfolk, Virginia

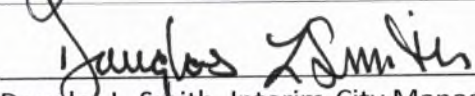
April 25, 2017

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special exception for multi-family (7 or more units) at 4334-4350 E. Little Creek Road and 7905-7917 Turner Road – Sphinx Builders, LLC**

Reviewed:   
Wynter C. Benda, Deputy City Manager

Ward/Superward: 5/6

Approved:   
Douglas L. Smith, Interim City Manager

Item Number:

**C-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception for multi-family (7 or more units).
- IV. **Applicant:** Sphinx Builders, LLC
- V. **Description:**
  - The site is located at the northwest corner of E. Little Creek Road and Turner Road, directly north of Joint Expeditionary Base (JEB) Little Creek-Fort Story.
  - The applicant proposes to construct 26 multi-family dwelling units on a 1.84 acre site which is currently developed with one single-family house.
  - The details of this development proposal have been coordinated with the Community Plans & Liaison Officer for JEB Little Creek – Fort Story.
  - Such details that have been thoroughly vetted include access concerns to and from the site as it relates to Gate One for JEB Little Creek – Fort Story, as well as stormwater and localized flooding concerns.
- VI. **Historic Resources Impacts:**

The site is not located within a federal, state, or local historic district.
- VII. **Public Schools Impacts:**
  - School attendance zones include Little Creek Elementary School (86% utilization), Azalea Gardens Middle School (99% utilization) and Lake Taylor High School (87% utilization).
  - Approximately 3 school aged children could be generated by the proposed development (0.1 school aged children per unit).

- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated (note that full utilization is typically calculated at 120%).

*Staff contact: Matthew Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated March 23, 2017 with attachments
- Ordinance

## Markowski, Kimberly K.

---

**From:** Homewood, George  
**Sent:** Thursday, April 13, 2017 9:28 AM  
**To:** Benda, Wynter; Markowski, Kimberly K.; Drake, Thelma; Simons, Matthew; Pollock, Susan; Newcomb, Leonard  
**Subject:** FW: Special Exception - Sphinx Builders (4334-4350 E Little Creek Rd)

FYI

George M. Homewood, FAICP CFM  
Director

Department of City Planning  
City of Norfolk  
810 Union Street, Suite 500  
Norfolk, VA 23510  
757-664-4770 (O)  
757-620-3630 (M)

Connect with us:  
[www.norfolk.gov](http://www.norfolk.gov)

-----Original Message-----

From: Skinner, Quinn D CAPT JEBCFS XO, N01 [mailto:quinn.skinner@navy.mil]  
Sent: Wednesday, April 12, 2017 6:03 PM  
To: Smith, Doug <Doug.Smith@norfolk.gov>; Homewood, George <George.Homewood@norfolk.gov>  
Cc: Frantzen, Joey L CAPT JEBCFS, CO <joey.frantzen@navy.mil>; Holland, Mercedes N CIV NAVFAC MIDLANT, PWD Little Creek <mercedes.holland@navy.mil>; Ballard, Brian P CIV NAVFAC, ARE <brian.p.ballard@navy.mil>; Mohr, Scott S CIV JEBCFS, NOP <scott.mohr@navy.mil>; Layne, Spencer R CIV JEBCFS, N00 <spencer.layne@navy.mil>  
Subject: RE: Special Exception - Sphinx Builders (4334-4350 E Little Creek Rd)

Dear Mr. Smith and Mr. Homewood-

On behalf of CAPT Frantzen and JEB Little Creek - Fort Story, I am writing to thank you for conducting the traffic study on the potential impacts of the Sphinx Builders project near the intersection of E. Little Creek Road and Shore Dr., immediately outside JEB Little Creek's Gate 1. The results provided via Mr. Brian Ballard at Navy Region Mid-Atlantic address our concerns.

Thank you very much for your time and engagement with us.

Sincerely, Quinn Skinner



Quinn D. Skinner, CAPT, USN  
Executive Officer  
Joint Expeditionary Base  
LITTLE CREEK-FORT STORY  
(757) 462-7211  
DSN 253-7211  
Cell: 757-438-3901

**Planning Commission Public Hearing: March 23, 2017**

Executive Secretary: George M. Homewood, FAICP, CFM *GH*

Planner: Matthew Simons, CFM, CZA, AICP *MS*

<b>Staff Report</b>	<b>Item Number: 4</b>	
<b>Addresses</b>	<b>4334-4350 E. Little Creek Road and 7905-7917 Turner Road</b>	
<b>Applicant</b>	<b>Sphinx Builders, LLC</b>	
<b>Requests</b>	<b>Special Exception</b>	<b>Multi-Family (7 or more units)</b>
<b>Property Owner</b>	4342 Little Creek, LLC	
<b>Site Characteristics</b>	Total Site Area	1.84 acres
	Future Land Use Map	Residential Mixed
	Zoning	R-11 (Moderate Density Multi-Family)
	Neighborhood	East Ocean View
	Character District	Coastal
<b>Surrounding Area</b>	North	R-11: Single-family and duplexes
	East	R-11: Single-family, fourplexes, triplexes
	South	City of Virginia Beach, Joint Expeditionary Base Little Creek-Fort Story
	West	R-14 (Multi-Family) and C-2 (Corridor Commercial): Village Green Condominiums, McDonald's and Roadway Inn





#### A. Summary of Request

- The site is located at the northwest corner of E. Little Creek Road and Turner Road, directly north of Joint Expeditionary Base (JEB) Little Creek-Fort Story.
- The applicant proposes to construct 26 multi-family dwelling units on a 1.84 acre site which is currently developed with one single-family house.

#### B. Plan Consistency

- *plaNorfolk2030* identifies this site as Residential Mixed.
  - The Identifying Land Use Strategies chapter identifies the Residential Mixed category as a location for a greater variety of housing types than generally found, developed as walkable neighborhoods with interconnected streets and sidewalks and buildings of a similar scale, no matter the use.
- The Regional Cooperation chapter of *plaNorfolk2030* includes an action calling for the City to work with the military to strengthen regional assets like their facilities.
  - The details of this development proposal have been coordinated with the Community Plans & Liaison Offer for JEB Little Creek – Fort Story.
  - Such details that have been thoroughly vetted include access concerns to and from the site as it relates to Gate One for JEB Little Creek – Fort Story, as well as stormwater and localized flooding concerns.

#### C. Zoning Analysis

##### i. General

- The site is located in the Coastal Character District at the eastern terminus of E. Little Creek Road, which is surrounded primarily by a mix of residential uses to the north and east, commercial uses to the west and military uses to the south located within the City of Virginia Beach.
- The applicant requests a special exception in order to redevelop the site to accommodate a 26 townhouse-style multi-family community.
  - The R-11 zoning district would allow nine single-family homes to be built by-right and no more than six multi-family dwelling units on a single site without the need to obtain special exception or rezoning.
  - If the proposed special exception is approved, the applicant would be permitted to redevelop the site in accordance with the submitted site plan to accommodate 26 dwelling units.

##### ii. Parking

- A 26-unit multi-family development is required to provide no less than 1.75 parking spaces per dwelling unit within the Coastal Character District.
- There is currently no curb, gutter or sidewalk within the immediate vicinity of E. Little Creek Road and Turner Road and the existing street conditions are insufficient to accommodate additional on-street parking without causing more vehicles to park on the grass.



- Each unit has three parking spaces to support the parking for the individual townhouse unit and the site plan depicts 13 unassigned off-street parking spaces.
- A condition is proposed that requires the development to provide no less than three parking spaces per dwelling unit in addition to the 13 proposed shared parking spaces.
- Additionally, as a standard condition of approval through the City's Site Plan Review process, the portion of Turner Road adjacent to the site will be required to be expanded and improved in order to accommodate on-street parking, along with curb, gutter and sidewalk, directly adjacent to the site.
- The required bicycle parking will be met since each dwelling unit will have an attached garage with space for a bicycle.

### iii. Flood Zone

- The property is located in the AE (7) Flood Zone, which is a high-risk flood zone.
  - The Finished Floor Elevation of the building will be required to accommodate a freeboard of at least three feet in order to meet the required Design Flood Elevation of 10 feet.

## D. **Transportation Impacts**

- Institute of Transportation Engineers (ITE) figures estimate that this proposed new multi-family residential development will generate 142 new vehicle trips per day.
- Based upon ITE data, the existing single-family home on the site would be expected to generate 10 weekday trips while the proposed new 26-unit multi-family development would be expected to generate 152 trips on weekdays.
  - ITE figures estimate that development of nine single-family dwelling units, as the site is currently subdivided, would generate 90 vehicle trips per day.
- The site is near transit service with Hampton Roads Transit bus routes 1 (Granby), 21 (Little Creek) and 22 (Haygood) all operating near to the site.
- Neither East Little Creek Road nor Turner Road adjacent to the site are an identified priority corridor in the *City of Norfolk Bicycle and Pedestrian Strategic Plan*.

## E. **Historic Resources Impacts**

The site is not located within a federal, state, or local historic district.

## F. **Public Schools Impacts**

- School attendance zones include Little Creek Elementary School (86% utilization), Azalea Gardens Middle School (99% utilization) and Lake Taylor High School (87% utilization).
- Approximately 3 school aged children could be generated by the proposed development (0.1 school aged children per unit).
- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated (note that full utilization is typically calculated at 120%).



#### **G. Environmental Impacts**

The site development must be approved through the Site Plan Review process including stormwater management, landscaping and floodplain requirements.

#### **H. AICUZ Impacts**

N/A

#### **I. Surrounding Area/Site Impacts**

- The proposed 26-unit development does not represent an increase in density above what the R-11 zoning currently permits upon approval of a special exception permit (one dwelling unit per 2,900 square feet), and the R-11 district represents the least dense multi-family zoning district within the City.
- The site is located directly adjacent to JEB Little Creek-Fort Story which is a 24-hour military installation with continuously changing operations and missions, some of which may have noise and vibration impacts that may be heard and felt from the site.
- A letter of concern was received from the United States Navy, Commanding Officer of JEB Little Creek-Fort Story on November 7.
  - Concerns addressed in the letter were related to localized stormwater flooding in the vicinity of Navy-owned stormwater infrastructure, and increased traffic volume near Gate One, particularly in regards to the possible expansion of this portion of E. Little Creek Road as was initially proposed.
  - The applicant chose to withdraw the original application and redesign the development proposal to respond to the concerns from JEB Little Creek-Fort Story.
    - The redesigned proposal removes all vehicular ingress/egress from E. Little Creek Road, directing all traffic to Turner Road; routing vehicles to the signalized intersection of Shore Drive and Dunning Road.
    - This modification reduces the congestion that would have otherwise been increased at the intersection of Shore Drive and E. Little Creek Road.
    - The proposed density was reduced by 16% in order to further address the traffic volume concerns.
    - The applicant has agreed to an additional stormwater condition to address the localized stormwater flooding concerns expressed by JEB Little Creek-Fort Story; reducing the permitted stormwater flow off of the site by an additional 5% above the maximum quantity permissible by State Law.
- In response to the proposed modifications as well as the additional stormwater condition, a revised letter of concern was received from the United States Navy, Commanding Officer of JEB Little Creek-Fort Story on March 14.
  - The revised letter indicates the previous concerns regarding localized flooding and the previously proposed expansion of E. Little Creek Road have been addressed; however, JEB Little Creek-Fort Story still has a concern regarding increased traffic volume.
    - The revised letter asks the City of Norfolk to conduct a traffic safety study of the intersection of Shore Drive and E. Little Creek Road.



**J. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**K. Civic League**

- Notice was sent to the East Ocean View Civic League on September 28.
- A letter of support was received from the East Ocean View Civic League on February 3.

**L. Communication Outreach/Notification**

- Letters were mailed to all property owners within 300 feet of the property on March 8.
- Legal notification was sent to the City of Virginia Beach on November 1 and March 6 – site located within ½ mile of Virginia Beach City boundaries.
- Legal notification was sent to the Commanding Officer of Joint Expeditionary Base Little Creek-Fort Story on November 1 and March 6 – site is within 3,000 feet of a military installation.
- Legal notification was placed in *The Virginian-Pilot* on March 9 and March 16.
- A letter of concern was received from the United States Navy, Commanding Officer of JEB Little Creek-Fort Story on November 7.
  - The proposal was revised to reduce density, restrict and redirect vehicular access and provide an additional reduction in stormwater quantity overflow to address the concerns from JEB Little Creek-Fort Story.
- In response to the proposed modifications as well as the additional stormwater condition, a revised letter of concern was received from the United States Navy, Commanding Officer of JEB Little Creek-Fort Story on March 14.
  - The revised letter indicates the previous concerns regarding localized flooding and the previously proposed expansion of E. Little Creek Road have been addressed; however, JEB Little Creek-Fort Story still has a concern regarding increased traffic volume.

**M. Recommendation**

Staff recommends that the special exceptions be **approved** subject to the following conditions:

- (a) No more than 26 dwelling units shall be provided.
- (b) The site shall be generally designed in accordance with the conceptual site plan prepared by Pinnacle Group Engineering, Inc., dated December 7, 2016, entitled "Americana," attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (c) The site shall be developed to reflect the general massing, materials, fenestration and design elements as shown in the elevations entitled "Rear Load – Front Elevation Concept" and "Front Load – Front Elevation Concept," dated October 28, 2016, attached hereto and marked as "Exhibit B," subject to any revisions required by the



City to be made during the Site Plan Review and building permit plan review processes.

- (d) Right-of-way improvements shall be made along the Turner Road public right-of-way to include curb and gutter infrastructure sufficient to meet the minimum standards required by the Transportation Division of Public Works, subject to any revisions required by the City to be made during the Site Plan Review process.
- (e) A sidewalk with a minimum width of five feet shall be provided along the East Little Creek Road and Turner Road public rights-of-way sufficient to meet the minimum standards required by the Transportation Division of Public Works, subject to any revisions required by the City to be made during the Site Plan Review process.
- (f) If any fence(s) or wall(s) is/are installed along the East Little Creek Road or Turner Road public rights-of-way and located anywhere between a building and the public rights-of-way, such fence(s) or wall(s) shall not be higher than four feet tall and shall maintain a transparency of 50% or greater.
- (g) For each dwelling unit located directly adjacent to the public rights-of-way, functioning doors shall be installed along the facades of each dwelling unit, facing the public rights-of-way, and an improved walkway with a minimum width of four feet shall extend from the door, connecting with the public sidewalk. Any wall or fence that may be constructed between the dwelling unit and the public sidewalk shall provide either a functioning gate or opening where such fence or wall crosses the walkway.
- (h) A minimum of three off-street parking spaces shall be provided for each dwelling unit, in addition to the shared off-street parking spaces that shall be required to be provided and maintained, subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (i) There shall be no direct vehicular ingress or egress provided from the public right-of-way along East Little Creek Road and all vehicular ingress and egress shall only be provided along Turner Road.
- (j) The development of the property in accordance with the conceptual site plan prepared by Pinnacle Group Engineering, Inc., dated December 7, 2016, entitled "Americana," attached hereto and marked as "Exhibit A" (as modified by any revisions required by the City to be made during the Site Plan Review and building permit plan review processes) shall include features, facilities, and improvements that result in a total quantity of stormwater flow off of the site that is 5% lower than the maximum quantity that would otherwise be allowed under the applicable stormwater reduction regulations in effect at the time of the adoption of this ordinance.



- (k) On-site lighting shall be directed and shielded so as to not cast glare onto any adjacent residential properties or public right-of-way.
- (l) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.

**Attachments**

General standards and considerations for special exception uses  
Overview map  
Location map  
Future land use map  
Zoning map  
Application  
Conceptual site plan  
Building elevations  
Notification list to all property owners within 300 feet  
Notice to the City of Virginia Beach – Planning Director  
Notice to Joint Expeditionary Base Little Creek-Fort Story – Commanding Officer  
Notice to the East Ocean View Civic League  
Letter of support – East Ocean View Civic League  
Letters of concern – United States Navy, Commanding Officer – JEB Little Creek-Fort Story

## **Proponents and Opponents**

### **Proponents**

Michael Lancaster – Applicant  
4342 E. Little Creek Road  
Norfolk, VA 23518

Rick Henn – Representative  
1400 Granby Street, Suite 407  
Norfolk, VA 23510

E. Rodney Flores – Representative, civil engineer  
445 Battlefield Boulevard  
Chesapeake, VA 23320

Thomas Retnauer – Representative, architect  
101 Avonlea Drive  
Chesapeake, VA 23322

### **Opponents**

Jack Bryan  
4401 Blackbeard Road  
Virginia Beach, VA 23455



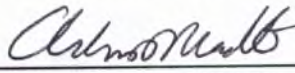
## **25-7 - General standards and considerations for special exception uses.**


No application for a special exception shall be approved unless the city council, after review of the recommendation of the planning commission, shall determine that the proposed special exception use is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the special standards for specific uses. No application for a special exception shall be recommended or granted pursuant to this chapter unless the application is determined to be in compliance with the following:

- 25-7.1 *Compliance with ordinance and district purposes.* The proposed use and development will be in harmony with the objectives and policies of the adopted general plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established.
- 25-7.2 *No substantial impairment of property value.* The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- 25-7.3 *No undue adverse impact.* The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts.
- 25-7.4 *No interference with surrounding development.* The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- 25-7.5 *Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools.
- 25-7.6 *No traffic congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 25-7.7 *No destruction of significant features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- 25-7.8 *No pollution of environment.* The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated.
- 25-7.9 *No negative cumulative effect.* The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole.
- 25-7.10 *Compliance with standards.* The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use.
- 25-7.11 *Payment of real estate taxes.* No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.



Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT SEVEN OR MORE MULTI-FAMILY DWELLING UNITS ON PROPERTIES LOCATED AT 4334 TO 4350 EAST LITTLE CREEK ROAD AND 7905 TO 7917 TURNER ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the construction of seven (7) or more multi-family dwelling units on properties located at 4334 to 4350 East Little Creek Road and 7905 to 7917 Turner Road. The properties which are the subject of this Special Exception are more fully described as follows:

Properties front 256 feet, more or less, along the northern line of East Little Creek Road and 275 feet, more or less, along the western line of Turner Road; premises numbered 4334 to 4350 East Little Creek Road and 7905 to 7917 Turner Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) No more than 26 dwelling units shall be provided.
- (b) The site shall be generally designed in accordance with the conceptual site plan prepared by Pinnacle Group Engineering, Inc., dated December 7, 2016, entitled "Americana," attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (c) The site shall be developed to reflect the general massing, materials, fenestration and design elements as shown in the elevations entitled "Rear Load - Front Elevation Concept" and "Front Load - Front Elevation Concept," dated October 28, 2016,



attached hereto and marked as "Exhibit B," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.

- (d) Right-of-way improvements shall be made along the Turner Road public right-of-way to include curb and gutter infrastructure sufficient to meet the minimum standards required by the Transportation Division of Public Works, subject to any revisions required by the City to be made during the Site Plan Review process.
- (e) A sidewalk with a minimum width of five feet shall be provided along the East Little Creek Road and Turner Road public rights-of-way sufficient to meet the minimum standards required by the Transportation Division of Public Works, subject to any revisions required by the City to be made during the Site Plan Review process.
- (f) Any fence or wall that is installed along the East Little Creek Road or Turner Road public rights-of-way and located anywhere between a building and the public rights-of-way, shall not be higher than four (4) feet and shall maintain a minimum transparency of 50%.
- (g) For each dwelling unit located directly adjacent to a public right-of-way, functioning doors shall be installed along the facades of each dwelling unit, facing the public rights-of-way, and an improved walkway with a minimum width of four (4) feet shall extend from the door, connecting with the public sidewalk. Any wall or fence that may be constructed between the dwelling unit and the public sidewalk shall provide either a functioning gate or opening where such fence or wall crosses the walkway.
- (h) A minimum of three (3) off-street parking spaces shall be provided for each dwelling unit, in addition to the shared off-street parking spaces that shall be required to be provided and maintained, subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.

- (i) There shall be no direct vehicular ingress or egress provided from the public right-of-way along East Little Creek Road and all vehicular ingress and egress shall only be provided along Turner Road.
- (j) The development of the property in accordance with the conceptual site plan prepared by Pinnacle Group Engineering, Inc., dated December 7, 2016, entitled "Americana," attached hereto and marked as "Exhibit A" (as modified by any revisions required by the City to be made during the Site Plan Review and building permit plan review processes) shall include features, facilities, and improvements that result in a total quantity of stormwater flow off of the site that is 5% lower than the maximum quantity that would otherwise be allowed under the applicable stormwater reduction regulations in effect at the time of the adoption of this ordinance.
- (k) On-site lighting shall be directed and shielded so as to not cast glare onto any adjacent residential properties or public right-of-way.
- (l) All landscaping installed on the site premises shall be maintained in a healthy growing condition at all times and shall be replaced when necessary.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).

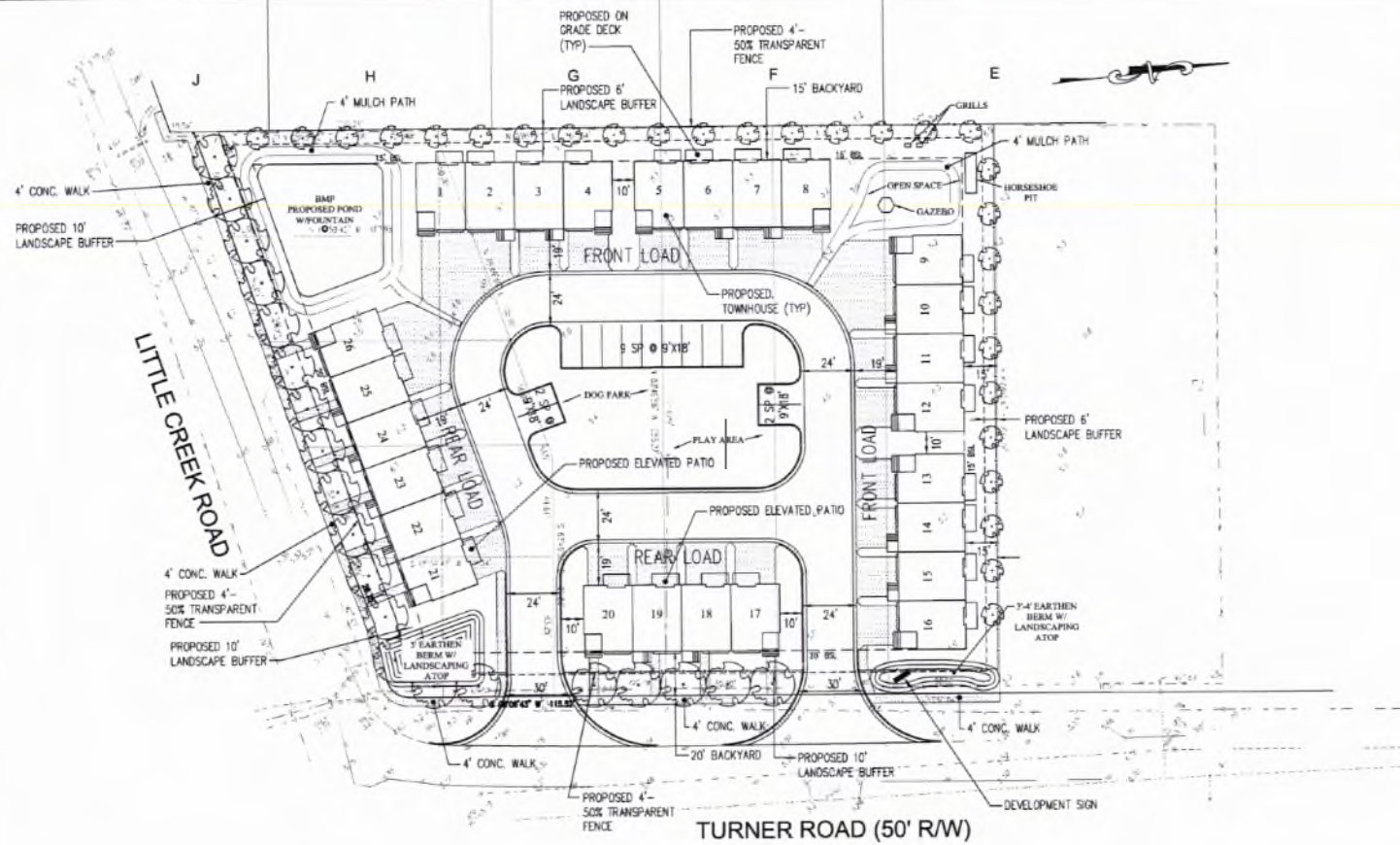
Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (2 pages)





SITE STATISTICS

- EXISTING ZONING: R-11
- AREA = ± 1.84 AC.
- PROPOSED YIELD = 20 TOWNHOMES (22'x32', 3 STORY)
- MAX. HEIGHT = UNITS TO BE 3 STORES (22 FT X 32 FT)
- SETBACKS: FRONT = 20' SIDE = 50M = 30 FT
- REQUIRED USABLE OPEN SPACE = 35% = 28,052 SF  
PROPOSED OPEN SPACE = 28,070 SF
- SPECIAL EXCEPTION REQUESTED FOR GREATER THAN 6 UNITS
- REQUIRED PARKING = 52 SPACES  
REGULAR = 52 SPACES  
GUEST = 13 SPACES  
TOTAL = 65 SPACES



TYPICAL ELEVATION - FRONT LOAD  
NOT TO SCALE

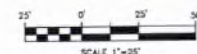


TYPICAL ELEVATION - 6 UNIT REAR LOAD  
NOT TO SCALE



TYPICAL ELEVATION - 4 UNIT REAR LOAD  
NOT TO SCALE

TYPICAL ELEVATIONS



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Birmingham, AL 35208  
Tel: (205) 481-7754 & Fax: (205) 481-7755  
www.pinnacle-engineering.com



AMERICAN  
4342 LITTLE CREEK ROAD  
NORFOLK, VIRGINIA

PRELIMINARY  
SITE PLAN

DATE: 2014-01-17  
SCALE: 1"=25'  
DATE: 12/2/14  
DESIGN: NS  
CHECK: DM

C1



#### EXTERIOR MATERIALS

BUILDING MATERIALS TO BE USED ON THE EXTERIOR SHALL CONSIST OF ANY COMBINATION OF THE FOLLOWING:

- CEMENTITIOUS SIDING
- BRICK
- STONE
- STUCCO
- LP SMART SIDING
- PREMIUM VINYL SIDING (MINIMUM THICKNESS 0.044)

- ALL ROOFING SHINGLES SHALL BE ARCHITECTURAL GRADE 25 YEAR MINIMUM
- ALL FOUNDATIONS SHALL BE RAISED SLAB
- ALL EXTERIOR WOOD TRIM/CORNICE SHALL BE METAL WRAPPED OR COMPOSITE
- NO EXTERIOR COLUMNS SHALL BE CONSTRUCTED WITH WOOD SURFACE
- ALL OVERHEAD GARAGE DOORS TO BE CARRIAGE STYLE INSULATED DOORS
- ALL WINDOWS WILL BE VINYL FRAME, NO METAL OR WOOD WINDOWS

4342 LITTLE CREEK ROAD

BUILDER: TRITON CONSTRUCTION, LLC.

DEVELOPER: M&G ENT.

10-28-16

NOT TO SCALE



THESE DRAWINGS CAN NOT BE USED, COPIED, TRACED OR REPRODUCED, IN WHOLE OR PART OR IN ANY MANNER WHATSOEVER WITHOUT PERMISSION FROM RETHALER BAYNES ASSOCIATES ©





#### EXTERIOR MATERIALS

BUILDING MATERIALS TO BE USED ON THE EXTERIOR SHALL CONSIST OF ANY COMBINATION OF THE FOLLOWING:

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- BRICK
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- LP SMART SIDING
- PREMIUM VINYL SIDING (MINIMUM THICKNESS 0.044)

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- NO EXTERIOR COLUMNS SHALL BE CONSTRUCTED WITH WOOD SURFACE
- ALL OVERHEAD GARAGE DOORS TO BE CARRIAGE STYLE INSULATED DOORS
- ALL WINDOWS WILL BE VINYL FRAME, NO METAL OR WOOD WINDOWS

4342 LITTLE CREEK ROAD

BUILDER: TRITON CONSTRUCTION, LLC.

DEVELOPER: M&G ENT.

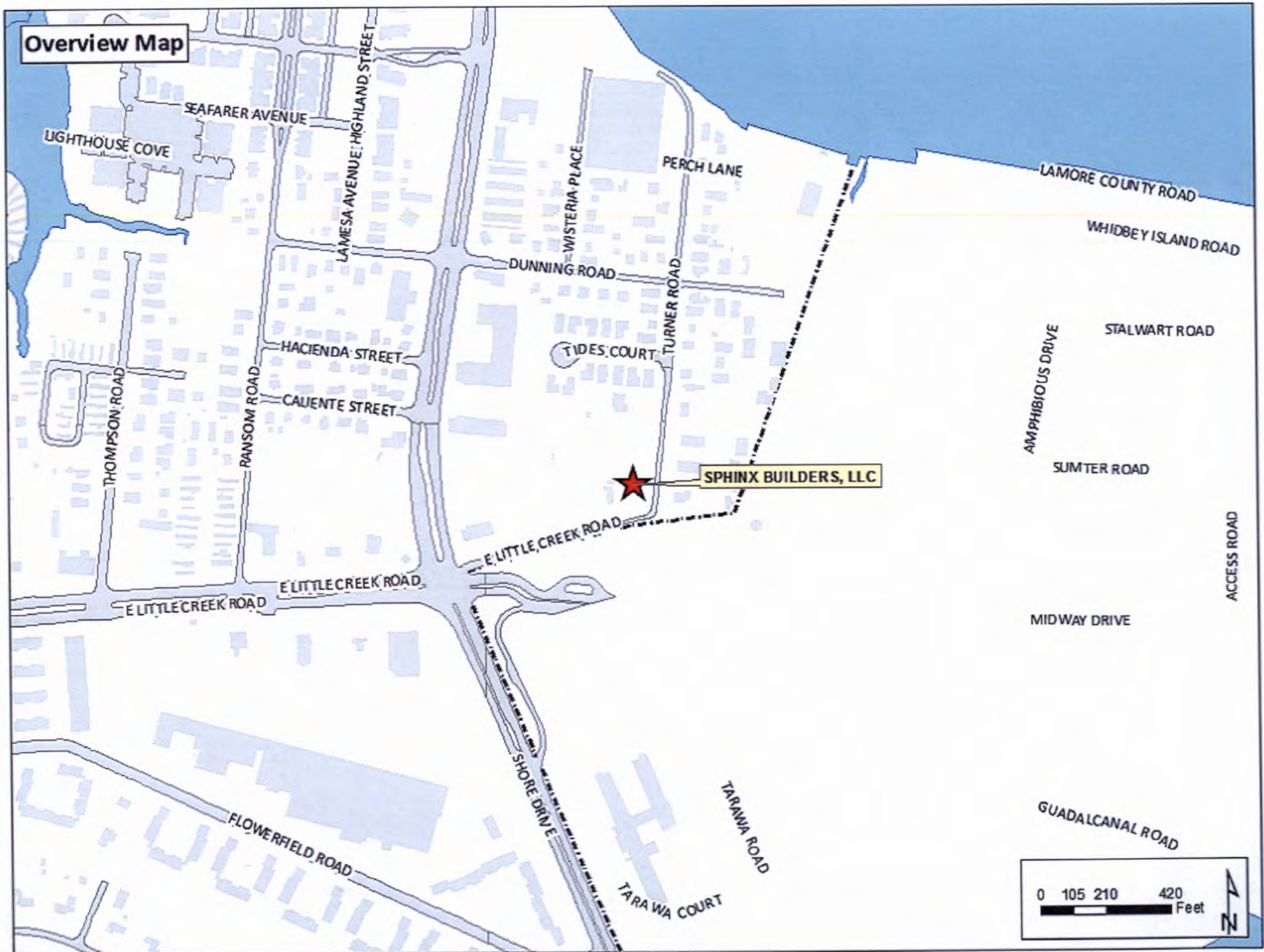
10-28-16

NOT TO SCALE



THESE DRAWINGS CAN NOT BE USED, COPIED, TRACED OR REPRODUCED, IN WHOLE OR PART OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RETHALER BAYNES ASSOCIATES, INC.

Overview Map





Location Map



SPHINX BUILDERS, LLC

TURNER ROAD

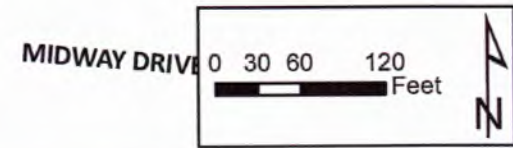
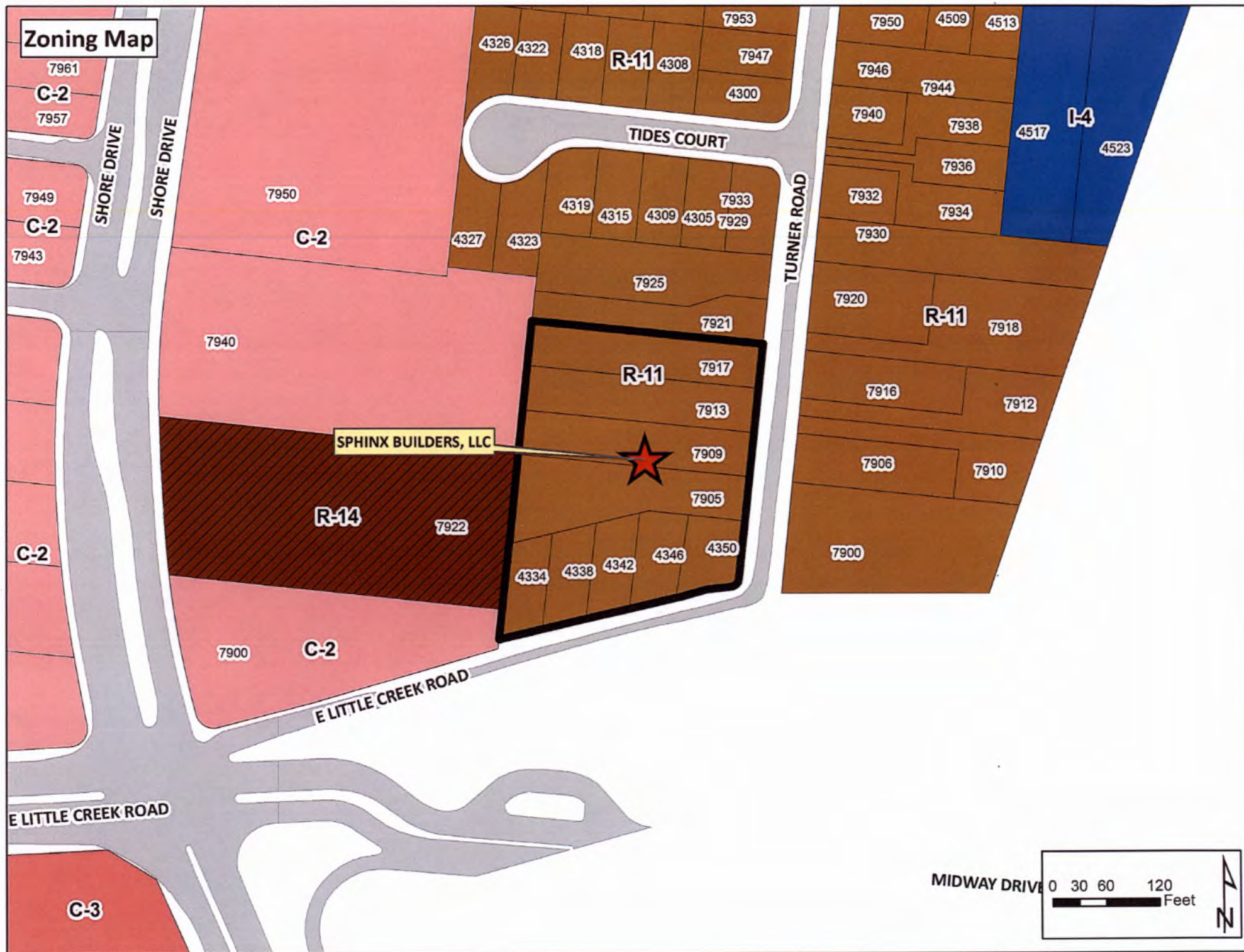
LITTLE CREEK ROAD

0 15 30 60 Feet





# Zoning Map







**APPLICATION  
SPECIAL EXCEPTION**

Special Exception for: 26 Multi Family

Date of application: 9.12.16

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 4334-4350 (Street Name) East Little Creek Rd.  
7905-7917 at Turner Rd.

Existing Use of Property Vacant Land / single Family

Current Building Square Footage \_\_\_\_\_

Proposed Use Townhouse Style Condo Community.

Proposed Square Footage 1800-2000 sq'

Proposed Hours of Operation:

Weekday From \_\_\_\_\_ To \_\_\_\_\_

Friday From \_\_\_\_\_ To \_\_\_\_\_

Saturday From \_\_\_\_\_ To \_\_\_\_\_

Sunday From \_\_\_\_\_ To \_\_\_\_\_

Trade Name of Business (If applicable) Sphinx Builders LLC

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) LAUCASTER (First) Michael (MI) J  
*Sphinx Butler LLC*

Mailing address of applicant (Street/P.O. Box): 3500 Sta 420

(City) Virginia Beach (State) VA (Zip Code) 23452

Daytime telephone number of applicant PSA 478.0008 Fax ( )

E-mail address of applicant: mjlaucaster@sphinxbutler.com

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HEWEN (First) Rick (MI) J

Mailing address of applicant (Street/P.O. Box): 1400 Granby St 407

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant 6156905 Fax ( )

E-mail address of applicant: RickHewenConsulting@gmail.com

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) 4342 Little Creek LLC (First) (MI)

Mailing address of property owner (Street/P.O. box): 3500 Sta 420

(City) Virginia Beach (State) VA (Zip Code) 23452

Daytime telephone number of owner (516) 784.9688 email: gari1090@yahoo.com

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**CIVIC LEAGUE INFORMATION**

Civic League contact: John Green

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

**CERTIFICATION:**

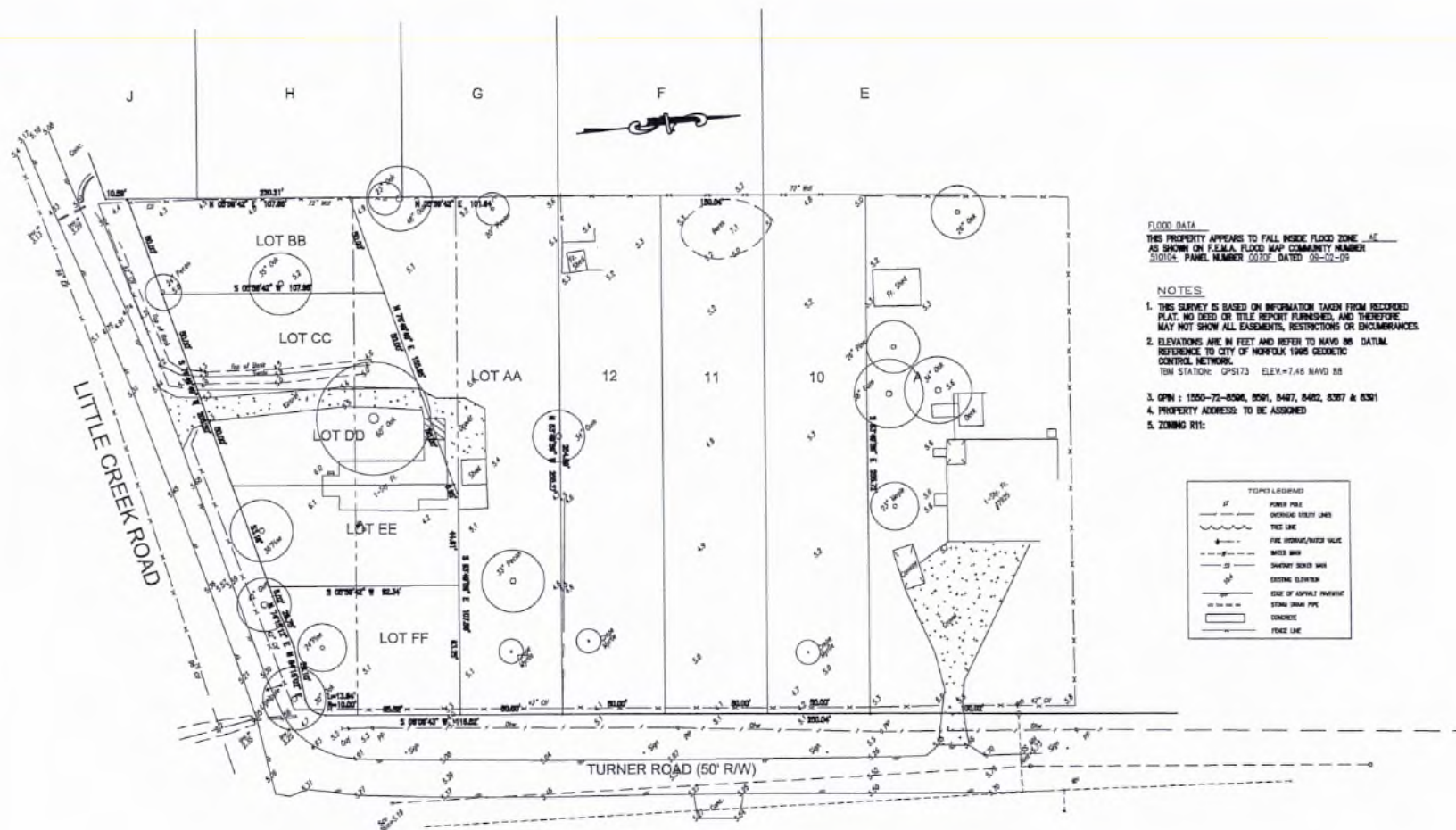
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: GARY GUIRAND Sign: [Signature] 2/17/17  
(Property Owner) (Date)

Print name: Michael Lowmester Sign: [Signature] 1/9/16  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: Ricfe HENNA Sign: [Signature] 9/12/16  
(Authorized Agent Signature) (Date)



FLOOD DATA  
THIS PROPERTY APPEARS TO FALL INSIDE FLOOD ZONE AE  
AS SHOWN ON FEMA FLOOD MAP COMMUNITY NUMBER  
51054, PANEL NUMBER 50752, DATED 08-16-09

- NOTES
1. THIS SURVEY IS BASED ON INFORMATION TAKEN FROM RECORDED PLAT, NO DEED OR TITLE REPORT FURNISHED, AND THEREFORE MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES.
  2. ELEVATIONS ARE IN FEET AND REFER TO NAVD 83 DATUM. REFERENCE TO CITY OF NORFOLK 1985 GEODETIC CONTROL NETWORK.  
TBM STATION: QPS173 ELEV=7.48 NAVD 83
  3. OPN: 1550-72-8506, 8591, 8467, 8482, 8387 & 8361
  4. PROPERTY ADDRESS: TO BE ASSIGNED
  5. ZONING R1:

TOPOG LEGEND	
	POWER POLE
	OVERHEAD STREET LINES
	TREE LINE
	FIRE HYDRANT/WATER VALVE
	METER MAN
	SEWER MAN
	EXISTING ELEVATION
	EDGE OF ASPHALT PAVING
	STORM SEWER PIPE
	CONCRETE
	FENCE LINE

SCALE: 1"=25'

JOHN E. BRUNELLE L.S.	
448 WEST HUNTERFIELD BOULEVARD CHESAPEAKE, VIRGINIA 23060 TEL (757) 481-7700 FAX (757) 481-7700 E-MAIL jbrunelle@brunelle.com	
SITE TOPOG OF TURNER ROAD NORFOLK, VIRGINIA	
EXISTING CONDITIONS	
DESIGN NO.	02180116
DATE	25
DATE	SEPTEMBER 12, 2018
DESIGN BY	JMC
DESIGN NO.	423
C1	



**Sphinx Builders, LLC - Notification sent to all Property Owners within 300 feet**

<u>Property Owner</u>	<u>Property Address</u>	<u>Mailing Address</u>		
4342 Little Creek, Llc	7909 Turner Rd	4342 E Little Creek Rd	Norfolk	VA
Mcdonalds Corporation	7900 Shore Dr	Po Box 9748	Norfolk	VA
Christian, Robert	4308 Tides Ct	2404 Adair Ct	Virginia Beach	VA
Shahan, Michael A & Sherry L	4319 Tides Ct	8021 Buffalo Ave	Norfolk	VA
Shahan, Michael A & Sherry L	7930 Turner Rd	8021 Buffalo Ave	Norfolk	VA
7950 Shore Drive, Llc	7950 Shore Dr	212 West Gray St	West Chester	PA
Hari, Llc	7940 Shore Dr	172 Pinewood Rd	Virginia Beach	VA
Peele, Larry L & Shirley B	4309 Tides Ct	9719 Bay Point Dr	Norfolk	VA
Schaedel, Daryl H & Soyoung	7936 Turner Rd	1544 Seafarer Ct	Virginia Beach	VA
Cobb, Nancy J Et Als	4517 Dunning Rd	4524 Dunning Rd	Norfolk	VA
Peele, Larry L & Shirley B	4314 Tides Ct	9719 Bay Point Dr	Norfolk	VA
Sawyer, Johnny C	4315 Tides Ct	4315 Tides Ct	Norfolk	VA
Malone, Nancy Vern & Michael P Et Als	7929 Turner Rd	1614 Cougar Ave	Norfolk	VA
Rimson, Gloria M	7938 Turner Rd	7938 Turner Rd	Norfolk	VA
Miller, Joseph & Debra	7947 Turner Rd	4342 E Little Creek Rd	Norfolk	VA
Sims, David S Et Al	4305 Tides Ct	4305 Tides Ct	Norfolk	VA
Gozum, Rogelio T & Cely M	4323 Tides Ct	2131 Nature Gate Crt South	Fernandina Beach	FL
Forrest, Bradley S	7934 Turner Rd	1928 Monument Dr	Virginia Beach	VA
Morris, Ira G & Karen L	7925 Turner Rd	7925 Turner Rd	Norfolk	VA
Morris, Ira G & Karen L	7921 Turner Rd	7925 Turner Rd	Norfolk	VA
Village Green Condominiums, Llc	7922 Shore Dr	5857 Harbour View Blvd	Suffolk	VA
Shahan, Michael A & Sherry L	4327 Tides Ct	8021 Buffalo Ave	Norfolk	VA
Excalibur Rental Homes, Llc	4322 Tides Ct	816 Crescent Trce	Chesapeake	VA
Stafford Properties Inc	4318 Tides Ct	Po Box 55370	Virginia Beach	VA
Stafford Properties Inc	4326 Tides Ct	Po Box 55370	Virginia Beach	VA
Shahan, Michael A & Sherry L	7940 Turner Rd	8021 Buffalo Ave	Norfolk	VA
Thornton, Gloria B	7916 Turner Rd	9646 Granby St	Norfolk	VA
Thornton, Gloria B	7912 Turner Rd	9646 Granby St	Norfolk	VA
Thornton, Gloria B	7910 Turner Rd	9646 Granby St	Norfolk	VA
Thornton, Gloria B	7906 Turner Rd	9646 Granby St	Norfolk	VA
Bryan, Jack R Et Al	7920 Turner Rd	4401 Blackbeard Rd	Virginia Beach	VA
Bryan, Jack R Et Al	7918 Turner Rd	4401 Blackbeard Rd	Virginia Beach	VA
Fuhr, Achim A & Marianne	7932 Turner Rd	5127 Estero Blvd	Fort Myers Beach	FL
4342 Little Creek, Llc	7905 Turner Rd	4342 E Little Creek Rd	Norfolk	VA
4342 Little Creek, Llc	4334 E Little Creek Rd	4342 E Little Creek Rd	Norfolk	VA
4342 Little Creek, Llc	4350 E Little Creek Rd	4342 E Little Creek Rd	Norfolk	VA
4342 Little Creek, Llc	4342 E Little Creek Rd	4342 E Little Creek Rd	Norfolk	VA
4342 Little Creek, Llc	4346 E Little Creek Rd	4342 E Little Creek Rd	Norfolk	VA
4342 Little Creek, Llc	4338 E Little Creek Rd	4342 E Little Creek Rd	Norfolk	VA
Hemphill, Geoffrey G	7900 Turner Rd	101 W Main St Ste 500	Norfolk	VA
Smith, Robert H Iii Et Al	4300 Tides Ct	704 Kennedy Ave	Virginia Beach	VA
Village Green Condominiums, Llc	7922 Shore Dr 303	5857 Harbour View Blvd	Suffolk	VA

----- Original message -----

From: "McDonald, Colette" <[Colette.McDonald@norfolk.gov](mailto:Colette.McDonald@norfolk.gov)>

Date: 12/13/16 5:02 PM (GMT-05:00)

To: [greenie4720@yahoo.com](mailto:greenie4720@yahoo.com)

Cc: "McClellan, Andria" <[Andria.McClellan@norfolk.gov](mailto:Andria.McClellan@norfolk.gov)>, "Smigiel, Thomas" <[Thomas.Smigiel@norfolk.gov](mailto:Thomas.Smigiel@norfolk.gov)>, "Ransom, Carlton" <[Carlton.Ransom@norfolk.gov](mailto:Carlton.Ransom@norfolk.gov)>, "Simons, Matthew" <[Matthew.Simons@norfolk.gov](mailto:Matthew.Simons@norfolk.gov)>

Subject: New Planning Commission Application - 4334- 4350 E. Little Creek Road and 7905-7925 Turner Road

Mr. Greene,

Attached please find an application with a revised site plan from **SPHINX BUILDERS, LLC**, for a special exception for multi-family (7 or more units) at 4334- 4350 E. Little Creek Road and 7905-7925 Turner Road.

The purpose of this request is to develop the site to accommodate 34 multi-family units.

Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

Thanks,

Colette McDonald  
City of Norfolk Planning Technician



Planning Department  
810 Union Street | Suite 508  
Norfolk, VA 23510  
Email | [Colette.McDonald@Norfolk.gov](mailto:Colette.McDonald@Norfolk.gov)  
Phone | (757) 664-6771



March 6, 2017

City of Virginia Beach  
Department of Planning and Community Development  
Barry Frankenfield  
2405 Courthouse Drive, Building 2, Room 115  
Virginia Beach, VA 23456

Dear Mr. ~~Frankenfield~~, *Barry*

The Norfolk Department of City Planning has recently received the following land use application located within one-half mile of the western corporate boundary of the City of Virginia Beach:

**SPHINX BUILDERS, LLC**, for a special exception for multi-family (7 or more units) at 4334- 4350 E. Little Creek Road and 7905-7917 Turner Road.

The purpose of this request is to develop the site to accommodate 26 multi-family units.

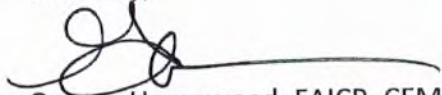
Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

The item is tentatively scheduled for the Norfolk City Planning Commission public hearing to be held on March 23, 2017 at 2:30 p.m. in the City Council Chambers, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia.

If you would like additional information on the request, you may telephone the staff contact listed under the respective items above. A copy of the complete application is enclosed.

This notice is being sent in accordance with the advertising requirements of the Code of Virginia, section 15.2-2204(c); pertaining to certain land use applications involving any parcel of land located within one-half mile of a boundary of an adjoining locality of the Commonwealth. You or your representative are kindly requested to acknowledge your acceptance and receipt of this actual notice, either by signing a copy of this letter or by separate correspondence sent to this office, and the City of Norfolk welcomes any comments or recommendations concerning the abovementioned items if you see fit.

Sincerely,



George Homewood, FAICP, CFM

Director

City of Norfolk – Department of City Planning

[George.Homewood@norfolk.gov](mailto:George.Homewood@norfolk.gov)

cc: Susan Pollock Hart, CFM  
Principal Planner  
City of Norfolk – Department of City Planning  
[Susan.Pollock@norfolk.gov](mailto:Susan.Pollock@norfolk.gov)

Matthew Simons, CFM, CZA, AICP  
City Planner  
City of Norfolk – Department of City Planning  
[Matthew.Simons@norfolk.gov](mailto:Matthew.Simons@norfolk.gov)

Colette McDonald  
City Planning Technician  
City of Norfolk – Department of City Planning  
[Colette.McDonald@norfolk.gov](mailto:Colette.McDonald@norfolk.gov)



March 6, 2017

CAPT Daniel J. Senesky, Commanding Officer  
Attention: Mercedes Holland, CPLO  
Joint Expeditionary Base Little Creek-Fort Story  
2600 Tarawa Court, Suite 100  
Virginia Beach, VA 23459

Captain Daniel J. Senesky, Commanding Officer,

The Norfolk Department of City Planning has recently received the following land use application located within 3,000 feet of the boundary of the Joint Expeditionary Base Little Creek-Fort Story:

**SPHINX BUILDERS, LLC**, for a special exception for multi-family (7 or more units) at 4334- 4350 E. Little Creek Road and 7905-7917 Turner Road.

The purpose of this request is to develop the site to accommodate 26 multi-family units.

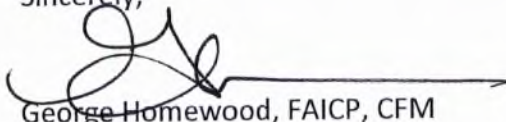
Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

The item is tentatively scheduled for the Norfolk City Planning Commission public hearing to be held on March 23, 2017 at 2:30 p.m. in the City Council Chambers, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia.

If you would like additional information on the request, you may telephone the staff contact listed under the respective items above. A copy of the complete application is enclosed.

This notice is being sent in accordance with the advertising requirements of the Code of Virginia, section 15.2-2204(d); pertaining to certain land use applications involving any parcel of land located within 3,000 feet of a boundary of a military base or military installation. You or your representative are kindly requested to acknowledge your acceptance and receipt of this actual notice, either by signing a copy of this letter or by separate correspondence sent to this office, and the City of Norfolk welcomes any comments or recommendations concerning the abovementioned items if you see fit.

Sincerely,



George Homewood, FAICP, CFM  
Director

City of Norfolk – Department of City Planning  
[George.Homewood@norfolk.gov](mailto:George.Homewood@norfolk.gov)

cc: Mercedes Holland, AICP, LEED AP  
Community Plans & Liaison Officer – Mission Compatibility  
Joint Expeditionary Base Little Creek – Fort Story  
[Mercedes.Holland@navy.mil](mailto:Mercedes.Holland@navy.mil)

Susan Pollock Hart, CFM  
Principal Planner  
City of Norfolk – Department of City Planning  
[Susan.Pollock@norfolk.gov](mailto:Susan.Pollock@norfolk.gov)

Matthew Simons, CFM, CZA, AICP  
City Planner  
City of Norfolk – Department of City Planning  
[Matthew.Simons@norfolk.gov](mailto:Matthew.Simons@norfolk.gov)

Colette McDonald  
City Planning Technician  
City of Norfolk – Department of City Planning  
[Colette.McDonald@norfolk.gov](mailto:Colette.McDonald@norfolk.gov)





3 February 2017

City of Norfolk  
810 Union Street  
Director of Planning and Community Development, Suite 508  
City Hall Building  
Norfolk, VA 23510

Subject: Letter of Support for Special Exception for Multi-family (7 or more units) at 4334-4350 E. Little Creek Road and 7905-7925 Turner Road, Norfolk, VA 23518

I am pleased to give my support and that of the East Ocean View Civic League for support for the project currently called Turner Marina Townhomes being proposed by Michael Lancaster of Sphinx Builders. Our Board met twice with Mr. Lancaster and we were pleased he addressed our concerns in his later drawings of the project. On February 2, 2017, Mr. Lancaster met with the membership of the East Ocean View Civic League and described the proposed project to include 26 townhomes to be situated on the land currently owned by Sphinx Builders. Mr. Lancaster stated he'd added curb and gutter throughout the project, situated the amenity area toward the center and decreased the density significantly. There was concern voiced that the parking within the project will be inadequate once completed. Mr. Lancaster said additional guest parking was being added.

A vote was taken after Mr. Lancaster's presentation and only 2 dissenting votes were cast for his project. Membership hopes the input given to Mr. Lancaster will be incorporated into his plans as it moves through planning.

Sincerely,

//Original Signed//

Ann M. Bolen  
President, East Ocean View Civic League

Cc:  
Councilman Tommy Smigiel  
Councilwoman Andria McClellan  
Councilman Martin Thomas, Jr.  
Mr. Matt Hales, Planning Commission  
Mr. Matthew Simons, Planning Staff  
Ms. Colette McDonald, Planning Technician

Mr. Steve Chamberlain, VP, EOVC



**DEPARTMENT OF THE NAVY**  
JOINT EXPEDITIONARY BASE LITTLE CREEK-FORT STORY  
2600 TARAWA COURT, SUITE 100  
VIRGINIA BEACH, VA 23459-3297

11000  
Ser N00/652  
November 7, 2016

Mr. Matthew Simons  
City Planner  
City of Norfolk, Department of Planning  
810 Union Street  
Norfolk, VA 23510

Dear Mr. Simons:

**SUBJECT: CHANGE IN ZONING AND SPECIAL EXCEPTION - SPHINX  
DEVELOPMENT, LLC**

Thank you for engaging with Joint Expeditionary Base Little Creek-Fort Story (JEBLCFS) on proposed land use changes adjacent to the installation. We appreciate the dialogue between the City of Norfolk and the installation on the proposed change in zoning from R-11 to R-12 and the special exception request by Sphinx Development, LLC. I have provided several comments that I would ask to be included with the Planning Department's staff report to the Planning Commission.

As you know, Sphinx Development, LLC's properties located at 4334-4350 East Little Creek Road and 7905-7917 Turner Road share a boundary with property owned by the United States Navy.

The following issues contained in Sphinx Development, LLC's application are of interest to the installation:

The Expansion of East Little Creek Road. The Planning Department staff indicated that the section of East Little Creek Road located east of Shore Drive and adjacent to the installation would be widened to multiple lanes to accommodate traffic from the new development. The property currently has ingress or egress via either East Little Creek Road (a narrow, one lane road) or via Turner Road and Dunning Lane. Dunning Lane has a traffic signal at Shore Drive. There is currently very limited traffic from only a few residential units that utilize this section of East Little Creek Road. The proposed improvements to East Little Creek Road would likely increase the volume of traffic. The intersection of Little Creek Road and Shore Drive is a highly congested intersection during peak hours. Unimpeded and safe ingress and egress through this intersection is critical to installation access at Gate 1, especially when other access points may be closed. Preferred development alternatives are those that minimize traffic congestion and facilitate access to and from the installation.

Drainage and Recurrent Flooding. The Planning Department records indicate that the subject property has elevations only 4.7 feet above sea level and historically poor drainage. Installation



11000

Ser N00/652

November 7, 2016

drainage infrastructure is already experiencing heavy demand, which results in flooding in the vicinity of the subject property. I am concerned that the additional flow of storm water toward the existing drainage ditch infrastructure (owned and maintained by the U.S. Navy) would exacerbate the recurrent flooding. I am also concerned that the proposed development will cause additional water drainage toward the base from surrounding properties. Preferred development alternatives are those that minimize additional storm water drainage toward Navy-owned storm water infrastructure.

JEBLCFS values the meaningful dialogue with the City of Norfolk and appreciates the City's actions to facilitate the military mission by limiting impacts to the installation.

My points of contact for this matter are Ms. Mercedes Holland, JEBLCFS Planning Liaison, and Mr. Hector Arellano, JEBLCFS Deputy Public Works Officer. Ms. Holland may be reached at (757) 462-7442, or via e-mail [mercedes.holland@navy.mil](mailto:mercedes.holland@navy.mil); Mr. Arellano may be reached at (757) 462-5401, or via e-mail [hector.a.arellano@navy.mil](mailto:hector.a.arellano@navy.mil).

Sincerely,



D. J. SENESKY  
Captain, U.S. Navy  
Commander

Copy to: Commander, Navy Region Mid-Atlantic  
Sphinx Development, LLC  
Norfolk City Manager  
Norfolk Military Liaison



**DEPARTMENT OF THE NAVY**  
JOINT EXPEDITIONARY BASE LITTLE CREEK-FORT STORY  
2600 TARAWA COURT, SUITE 100  
VIRGINIA BEACH, VA 23459-3297

5726  
Ser N00/161  
March 14, 2017

Mr. Matthew Simons  
City Planner  
City of Norfolk, Department of Planning  
810 Union Street  
Norfolk, VA 23510

Dear Mr. Simons:

Subject: SPECIAL EXCEPTION - SPHINX DEVELOPMENT, LLC

Thank you for engaging with Joint Expeditionary Base Little Creek-Fort Story (JEBLCFS) on proposed land use changes adjacent to the military installation. I request that this letter be included with the Planning Department's staff report to the Planning Commission regarding the application for Sphinx Builders, LLC's property located at 4334-4350 East Little Creek Road and 7905-7917 Turner Road which shares a boundary with property owned by the United States.

As the Commander, I would like to express my concerns on the increase of traffic on the section of East Little Creek Road located east of Shore Drive and adjacent to Gate 1 at JEBLCFS. I would encourage the City of Norfolk to conduct a traffic safety study of the intersection. Unimpeded and safe ingress and egress through this intersection is critical to access Gate 1 at JEBLCFS, especially when other base access points may be closed.

The base values the meaningful dialogue with the City of Norfolk and appreciates the Cities' actions to help the military mission by limiting impacts to the military base. My point of contact for this matter is Ms. Mercedes Holland, JEBLCFS Planning Liaison at (757) 462-7442, or via e-mail at [mercedes.holland@navy.mil](mailto:mercedes.holland@navy.mil).

Sincerely,

J. L. Prantzen  
Captain, U.S. Navy  
Commander

Copy to:  
Commander, Navy Region Mid-Atlantic  
Sphinx Builders, LLC  
Norfolk City Manager  
Norfolk Military Liaison